

LIVINGSTON COUNTY SUBDIVISION REGULATIONS

Contents

ARTICLE 1. PURPOSE	2
ARTICLE 2. APPLICABILITY & GENERAL PROVISIONS	2
ARTICLE 3. DEFINITIONS & RULES OF INTERPRETATION	3
ARTICLE 4. PROCEDURES	8
4.1 Pre-Application Procedure	8
4.2 Platting Procedure	9
4.3 Building Permits	13
4.4 Variances	13
4.5 Minor Plats	14
4.6 Survey Corrections	14
ARTICLE 5. STANDARDS FOR PLAT APPROVAL	16
5.1 Generally	16
5.2 Public Roads	16
5.3 Easements	20
5.4 Drainage Ways	20
5.5 Reference Markers	20
5.6 Landscaping	21
5.7 Storm Drainage	21
5.8 Sanitary Sewers	21
ARTICLE 6. PRESUBMITTAL AND PLAT APPLICATION CHECKLISTS	21

ARTICLE 1. PURPOSE

 These regulations -

- provide for the proper location and width of streets, building lines, open spaces, safety, and recreation; and
- avoid the congestion of population; and
- provide for the minimum width and area of lots; and
- regulate the extent to which and the manner in which streets shall be graded and improved; and
- regulate the extent to which water, sewer and other utility services shall be provided; and
- protect public health and general welfare; and
- implement the Livingston County Comprehensive Plan; and
- provide standards that are appropriate for the rural character of Livingston County; and
- ensure an orderly transition between rural development in the unincorporated areas of the County and its incorporated areas, while providing for appropriate improvements for subdivisions in areas that are anticipated to be annexed in the future; and
- ensure that the cost of improvements that primarily benefit the tract of land being developed be primarily borne by the owner or developers of the tract rather than the taxpayers of Livingston County.


ARTICLE 2. APPLICABILITY & GENERAL PROVISIONS

- 2.1 These regulations shall be known and may be cited as the "Livingston County Subdivision Regulations." They are referred to in this document as "these Regulations."
- 2.2 These regulations apply to any subdivision or resubdivision in the unincorporated areas of Livingston County.
- 2.3 Pursuant to § 64.590, RSMO, no plat of a subdivision shall be recorded until the plat is approved as provided in Article 4 of these Regulations.
- 2.4 Division of land for agricultural purposes in parcels or tracts of land ten (10) acres or more, and not involving any new streets or easements of access, are exempt from these regulations.

ARTICLE 3. DEFINITIONS & RULES OF INTERPRETATION

- 2.5 These Regulations do not apply to subdivisions or lots of record that were recorded prior to the adoption of these Regulations. Lots described by metes and bounds that were in existence prior to these Regulations may be used in a manner permitted by the Zoning Order applicable to the area in which those lots are located without regard to these Regulations.
- 2.6 If an applicant is not the owner of a parcel proposed for subdivision, consent is required from the legal owner of the parcel.
- 2.7 If any part of a proposed subdivision lies within one and one-half miles of the limits of the incorporated area of the City of Chillicothe, the subdivision shall comply with the standards of the Chillicothe subdivision regulations, Chapter 410 of the Chillicothe City Code as amended, which regulations are hereby incorporated by this reference. These subdivisions must be approved under these Regulations as provided in Article 4, but the applicant must meet with the Chillicothe Planning Commission and provide its recommendation as to whether the subdivision plat complies with the Chillicothe subdivision regulations before it is approved by the Livingston County Planning Commission. The Livingston County Planning Commission may conduct a joint hearing with the Chillicothe Planning Commission to avoid any unnecessary delay in plat approval.

ARTICLE 3. DEFINITIONS & RULES OF INTERPRETATION

- 3.1 This Article includes the defined terms and phrases, and rules of interpretation, for these Regulations.
- 3.2 Purpose statements in these Regulations explain the meaning and intention of the regulations, but are not regulatory requirements. Purpose statements are denoted by the following symbol () and *italics* for convenience of the reader.
- 3.3 Illustrations in these Regulations are included for the convenience of the reader, but are not regulatory requirements.
- 3.4 Words, phrases and terms not defined in this Article, but defined in the building code or Zoning Order, shall be given their usual and customary meanings except where the context clearly indicates a different meaning. Words, phrases and terms neither defined in this chapter nor in the building code shall be given their usual and customary meanings except where the context clearly indicates a different meaning.

Livingston County Subdivision Regulations

ARTICLE 3. DEFINITIONS & RULES OF INTERPRETATION

- 3.5 The text in these Regulations controls captions, titles and maps.
- 3.6 The word "shall" is mandatory and not permissive; the word "may" is permissive and not mandatory.
- 3.7 Words used in the singular include the plural and words used in the plural include the singular.
- 3.8 Words used in the present tense include the future tense and words used in the future tense include the present tense.
- 3.9 In their interpretation and application, the provisions of these Regulations are considered minimum requirements. Whenever the provisions, standards or requirements of the Zoning Order, other local, state or federal regulations apply, the most restrictive requirement controls.
- 3.10 The time within which an act is to be done shall be computed by excluding the first day and including the last. If the last day is Sunday it shall be excluded.
- 3.11 The following words, terms and phases, when used in these Regulations, shall have the meanings provided in this section, except where the context clearly indicates a different meaning:

Term

Definition

Applicant Any person who submits an application for property to be platted or subdivided. In these Regulations, "applicant" refers to any person submitting an application for preliminary plat or final plat approval.

Application Any application for preliminary plat or final plat approval.

Block A tract of land bounded by streets or by a combination of streets, streams, railroad right-of-way, parks, or similar features.

Bridge A structure providing a means of transportation for vehicles above the land and/or water surface of a valley, gorge, river, stream, lake, or canal, or above a highway, railway or other obstruction, whether natural

Livingston County Subdivision Regulations
ARTICLE 3. DEFINITIONS & RULES OF INTERPRETATION

Term	Definition
	or artificial, and consists of the foundation, substructure and superstructure defined as follows: <ul style="list-style-type: none">• “Foundation” means the portion of a bridge that transfers loads to the supporting soils.• “Substructure” means that part of a bridge structure supporting the superstructure that includes elements such as piers and abutments.• “Superstructure” means the part of a bridge structure not defined as the substructure. The superstructure directly supports traffic loads and includes elements such as bridge rail, bridge deck, and girders.
Bridge Deck	The wearing surface of a bridge and the structural component that transfers loads to the other superstructure components.
Common ownership	Ownership by the same person, corporation, firm, entity, partnership, or unincorporated association; or ownership by different corporations, firms, partnerships, entities, or unincorporated associations, in which a stockbroker, partner, or associate, or a member of his family owns an interest in each corporation, firm, partnership, entity, or unincorporated association.
Comprehensive Plan	The document entitled "Comprehensive Plan for Livingston County, Missouri," dated September 1991, which document is hereby incorporated by this reference.
Developer	Any proprietor, individual person, firm, association, syndicate, partnership, corporation, trust, condominium developer or other legal entity that directly or indirectly causes land to be platted or subdivided for it or for others.
Easement	A grant by the property owner to the public, a utility or persons, for the use of a strip of land for specific purposes.

Livingston County Subdivision Regulations
ARTICLE 3. DEFINITIONS & RULES OF INTERPRETATION


Term	Definition
Final Plat	The formal plat of subdivision that, if approved by the Planning Commission or (on appeal) the County Commission, may be recorded with the County Recorder.
Grade	The slope of roads, streets or other public ways, specified in percentage terms.
Improvements	Street pavements, curbs, gutters, sidewalks, bikeways, water mains, sanitary sewers, storm drainage systems, street signs or any erected physical facilities that are to be installed by the developer on the land in the plat.
Landlocked	A developable tract of land entirely or almost entirely surrounded by lots, development, floodplain or severe topography without a street or public access.
Lot	A piece of land within a plat, indicated on a subdivision as a numbered, lettered or otherwise identified parcel of land to be offered for sale, dedication or development. A lot may be described by reference to lot, block and plat name designation only, without reference to metes and bounds.
Major street plan	Chapter V of the Comprehensive Plan, entitled "Transportation."
Official filing date	The date that a complete application is formally filed as provided in Article 4.
Parcel	An area of land defined by a legal description and recorded with the Livingston County Recorder.
Plat	The map or plan of a piece of land that indicates the location and layout of streets, easements and land areas for public or private ownership.
Resubdivide or Resubdivision	Any change in the division of a tract or block of land that affects any lot line or parcel boundary, including lot splitting, but excluding combining lots.

Livingston County Subdivision Regulations
ARTICLE 3. DEFINITIONS & RULES OF INTERPRETATION


Term	Definition
Preliminary Plan	An application review that precedes the filing of a formal subdivision plat (a final plat). The preliminary plat review expedites the platting process by resolving issues that could result in an amendment or rejection of the plat of subdivision. The preliminary plan is not considered a plat.
Right-of-way	A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, utility line or pipe, water main, sanitary or storm sewer main, or for another special use. A right-of-way is separate and distinct from the lots or parcels adjoining such right-of-way and is not included within the dimensions or areas of such lots or parcels. Rights-of-way intended for any use involving maintenance by a public agency shall be dedicated to public use by the maker of the plat on which such right-of-way is established.
Road	A right-of-way dedicated to the public use, or a private right-of-way serving more than one (1) ownership which provides principal vehicular and pedestrian access to adjacent properties and is intended for general traffic circulation.
Subdivision or Subdivide	The division of a tract or block of land into two (2) or more lots or parcels for the purpose of sale, transfer of ownership or building development.
Subdivision Review Team	The subdivision review team consists of the Rural Electric Coop, Public Water District, County Zoning Administrator, City Zoning Administrator (for plat lying within one and one-half (1-½) miles of a municipal boundary), and the County Commissioners.
Tract	Any contiguous land area, regardless of ownership.
Zoning Administrator	The public official known as the "Zoning Administrator" that is established, designated and appointed pursuant to the Zoning Order.

Term	Definition
Zoning Order	The Zoning Order adopted by the County Commission, which is hereby incorporated by reference. The Zoning Order regulates the use of land, density of development, height of structures, building setback and open space requirements within various districts of the County.

ARTICLE 4. PROCEDURES

 *This article is intended to avoid confusion or undue hardship for either the developer or the Planning Commission during the platting process. A step-by-step procedure for platting and subdividing land is outlined for the developer and the Planning Commission.*

4.1 Pre-Application Procedure

 *The purpose of the pre-application procedure is to provide for an informal review of a proposed subdivision with the developer and appropriate County officials. This informal review will give the developer an opportunity to become familiar with plat and subdivision regulations and to secure guidance as to what will be required before incurring substantial expense in making detailed plans.*

1. **Pre-application conference**
A developer contemplating the development of a new subdivision may request a pre-application review conference with the County subdivision review team.
2. **Sketch plat**
The developer must prepare and bring to the conference a sketch plan of the proposed subdivision.
3. **Action and Decision**
No formal decision will be made at the pre-application conference. The subdivision review team will provide its comments to the applicant for the applicant's use in preparing a formal subdivision application. However, the comments are not binding on the applicant, Planning Commission, or County Commission.


4. Scope

The sketch plan and the pre-application conference does not authorize the subdivision or development land, has no binding effect, and creates no permitting or property rights.

4.2 **Platting Procedure**

The steps contained in this section shall be followed for subdividing or resubdividing land in Livingston County.

Step 1: Preliminary plan Application.

 *Purpose: the preliminary plan assists the Planning Commission in understanding the relationship of the proposed plat to the surrounding area. The preliminary plan is also be used by the Planning Commission to assure that the proposed road pattern and land use will conform to the Comprehensive Plan and Zoning Order.*

1. The developer must file the preliminary plan with the County Zoning Administrator.
2. A preliminary plan must include:
 - (1) The items required by the submittal requirements of Article 6.
 - (2) A filing fee as established by the Livingston County Planning Commission fee resolution.
 - (3) A formal irrevocable offer of the owner for dedication to public use of all roads and the granting of all required easements.
 - (4) A statement on the plat that when the County accepts the right-of-way as shown on the plats, the County and or the Township is under no obligation to improve the roadways or to accept the roads for public maintenance.

Step 2: Referral.

The County Zoning Administrator will refer the application to the subdivision review team, requesting their review and comments.

Step 3: Preliminary Plan Report.

The Planning Commission will consider the Preliminary plan as follows:

ARTICLE 4. PROCEDURES

1. The Planning Commission will consider the preliminary plan at the next regular meeting that occurs seven (7) days or more after the preliminary plan is filed. The Planning Commission shall arrive at a decision on the preliminary plan within thirty (30) days after the first public meeting at which the preliminary plan is considered. This time period may be extended with the consent of the developer.
2. If approved by the Planning Commission, the plat may be sent to the County Commissioners for tentative approval and acceptance. This step is not required for a preliminary plan, but may be invoked by the applicant in order to resolve potential issues early in the approval process.
3. If the Planning Commission approves the preliminary plan with conditions, the developer shall revise the preliminary plan to conform to such conditions, then proceed with Step 4.
4. If the Planning Commission cannot reach a decision within the time period, the developer may proceed to step 4.
5. If disapproved, the Planning Commission shall provide a written statement to the applicant stating the grounds for disapproval. The Planning Commission may only disapprove a preliminary plan if it does not comply with the standards or submittal requirements established in these Regulations. The statement shall include:
 - (1) The plat subdivision requirements; and
 - (2) Current zoning requirements.
6. If the preliminary plan is disapproved or the applicant disagrees with any condition of preliminary approval, the applicant may:
 - (1) Resubmit the preliminary plan, and comply with any of the conditions or correct any deficiencies identified in the Planning Commission's statement of disapproval; or
 - (2) Proceed to Step 4 and, if the Planning Commission rejects the final plat, request a review by the County Commission.
7. A preliminary plan does not authorize development or an application for a building permit, and shall not be recorded.

ARTICLE 4. PROCEDURES

8. A final plat must be approved within one (1) year after a preliminary plan is approved. If a final plat is not so approved, the preliminary plan is null and void, and a new preliminary plan must be approved before a final plat is approved.
9. The preliminary plan may be divided into phases. If the preliminary plan is phased, the Planning Commission may approve the time period for approval of a final plat for up to five (5) years from the time of preliminary plan approval, and may vary the effective period for each phase.

Step 4: Final Plat Application.

1. The applicant shall file a final plat with the Zoning Administrator. The final plat shall conform to the standards of these Regulations, the preliminary plan, and any conditions attached to the preliminary plan.
2. The final plat shall include:
 - (1) the information required by Article 6; and
 - (2) A filing fee as established by the Livingston County Planning Commission fee resolution.
3. Within thirty (30) working days, the Zoning Administrator shall determine whether the final plat application is complete. If the application is complete, the Zoning Administrator shall place it on the next available agenda of the Planning Commission that complies with the time periods prescribed in Step 5, below. If the application is incomplete, the Zoning Administrator shall return it to the applicant with a statement of why the application is deficient. If the application is determined to be complete, the **official filing date** is the date that the complete application was submitted to the Zoning Administrator.
4. If the plat includes any land lying within one and one-half miles of the limits of the incorporated area, the Zoning Administrator shall refer the plat to the official or agency that is designated by the municipality to process subdivision plats.

Step 5: Final Plat Review.

ARTICLE 4. PROCEDURES

1. The Planning Commission shall report on the plat application within thirty (30) days after the official filing date.
2. If the final plat is approved, the approval and the date of approval shall be shown on the drawings over the signature of the Planning Commission chairman. If the final plat is disapproved, the Planning Commission shall state in writing the reasons for its disapproval and refer specifically to those parts of the county zoning ordinance or this chapter to which the plan or subdivision does not comply.
3. If the final plat is amended or rejected by the Planning Commission, or if the council or board of trustees of any municipality files with the Planning Commission a certified copy of a resolution of such council or board protesting against the action of the Planning Commission approving any final plat lying within one and one-half miles of the limits of the incorporated area of such municipality, the Planning Commission approval is deemed overruled. The final plat may be then approved only by a two-thirds vote of the County Commission, and the reasons for the approval or failure to approve the plat shall be spread upon the records of the County Commission and certified to the County Planning Commission.

Step 6: Recording Final Plat.

The final step in the process is recording the final plat with the Livingston County Recorder.

1. No plat or subdivision within the county shall be filed or recorded in the office of the County Recorder until it has been approved by the County Planning Commission, accepted and endorsed by the Livingston County Commissioners, and filed with the County Recorder by the Clerk.
2. The final plat must be recorded within thirty (30) days after it is approved. If the final plat is not recorded during this time period, it is null and void and a new preliminary plan must be filed for that subdivision. If the preliminary plan is divided into phases, a new preliminary plan is required only for the particular phase of the subdivision for which a final plat has expired.
2. All plats not filed by the Clerk shall not be official plats of the County.

4.3 Building Permits

No building permit shall be issued for any structure that is located upon a lot in an area that has not been subdivided, unless approved in the manner as provided for in these regulations or exempt from these Regulations.

4.4 Variances

1. Applicability

The applicant may request a variance if:

- (1) the land included in the application is of such size or shape, or has topographic conditions, that renders full conformity to these regulations impossible or impractical, and
- (2) the variance will ensure that substantial justice is done and the public interest is secured.

2. Procedure

- (1) The applicant shall request a variance in the preliminary plan application or, for minor plats, a final plat application. The variance request shall include:
 - a. A citation to the specific section of these Regulations from which a variance is requested; and
 - b. An alternative method of compliance that will achieve the purposes of these Regulations.
- (2) The Planning Commission shall recommend approval, approval with conditions, or denial of the variance. If the Planning Commission recommends approval or approval with conditions, it shall submit a letter to the Livingston County Commission with a copy to the applicant. If the Planning Commission recommends approval of the modification with conditions or denial of the modification, it shall notify the applicant in writing. The applicant may appeal the denial to the Livingston County Commission with thirty (30) days after notice is mailed.
- (3) After the Planning Commission submits its recommendation or the applicant files an appeal, the Livingston County

Commission may approve, approve with conditions, or deny the modification.

3. Standards

No variance will be approved unless:

- (1) there are special physical conditions affecting the property; and
- (2) the variance is necessary for the reasonable and acceptable development of the property in question; and
- (3) granting the variance will not be detrimental to the public welfare or injurious to adjacent property, and will not annul the intent and purpose of these Regulations.

4.5 Minor Plats

A minor plat is any subdivision plat that includes five (5) or fewer lots. A preliminary plan is not required in order to file a final plat application for a minor plat. Minor plats may proceed directly to final plat approval (steps 4-6, above). The minor plat approval process does not apply if the area subject to the minor plat is under common ownership with an adjacent tract of land that includes at least ten (10) acres. The Planning Commission may waive this restriction if the applicant provides sufficient guarantees that the adjacent tract will not be subdivided in a piecemeal manner in order to evade preliminary plan approval.

4.6 Survey Corrections

If areas that have been subdivided and substantially developed are resurveyed to correct apparently erroneous surveys, the new survey must be reported to the County Zoning Administrator for recording by the County Recorder. If the survey correction does not increase the number of lots, it is exempt from all other requirements of these Regulations.

Livingston County Subdivision Regulations
ARTICLE 4. PROCEDURES

Livingston County, Missouri Subdivision Review Process

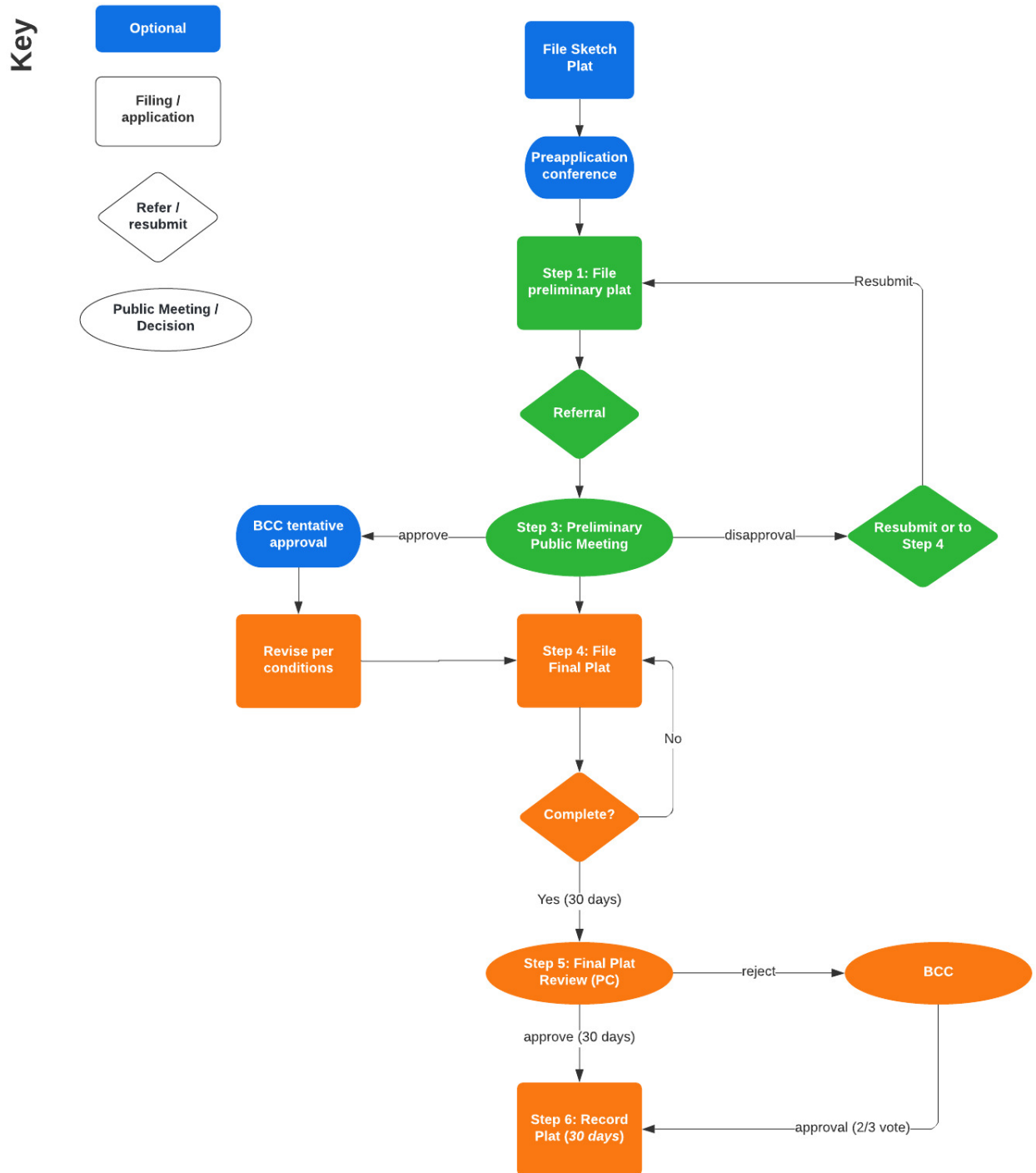


Figure 1 Summary of Subdivision Review Process

ARTICLE 5. STANDARDS FOR PLAT APPROVAL

5.1 *Generally*

1. The arrangement of lots and streets shall be designated to make the most advantageous use of existing topography and natural physical features including tree masses and large individual trees.
2. Adjacent properties should be considered in the plat design and shall not be landlocked.
3. Building or setback lines shall comply with the standards of the Zoning Order. The subdivision or resubdivision of a parcel or tract is not permitted where it would create a lot or parcel, or place an existing structure in violation of the requirements of the Zoning Order.
4. Any dispute arising in specification interpretation, or construction methods, shall be resolved by a registered professional engineer experienced in the disputed area, who is mutually acceptable to the county and the developer. The decision of the engineer shall be final and binding on both parties. The applicant shall pay a fee for retaining the professional engineer as prescribed in the Planning Commission Fee Resolution.

5.2 *Public Roads*

All dedicated and accepted roads in any plat shall comply with the following standards:

1. **Road Layout.** Roads shall be arranged to allow the opening of future roads and logical further subdivision. The subdivision layout shall provide the following number of external connections of roads internal that provide legal access to the subdivision from public roads along the boundary line of the tract:
 - (1) At least two (2) external connections if at least one entrance outside of an "F" Floodplain Overlay District designated by the Livingston County Zoning Order; or
 - (2) One (1) external connections if that access point and all internal roads lie outside or are elevated above the 100-year floodplain.

2. **Right-of-Way Width**

- (1) At least 60 feet of right-of-way width is required for any road with an average monthly travel of at least 100 vehicles per month. That road shall have at least 24 feet of driving surface. Shoulders with a minimum width of two feet are required on each side of the driving surface.
- (2) Dead end roads shall terminate in a turn-around with a right-of-way diameter of at least 110 feet and a surface diameter of at least 80 feet.
- (3) Maximum grade is twelve percent (12%).

3. **Material.** Road surfaces shall comply with the following minimum materials specifications:

- (1) 420 tons per mile of gravel or equivalent base rock, of which 100% shall pass a 2 inch square screen.
- (2) 220 tons per mile regular gravel no larger than 1 inch diameter.

4. **Construction Methods.** The following construction methods apply to all public roads in a subdivision plat:

- (1) **Subgrade.** All organic or yielding materials, spongy soil and other portions of the subgrade, which will not compact readily when rolled, shall be removed and the hole filled with stable material. All rock or boulders found in the roadbed shall be removed or broken off to a depth of at least 6 inches below the finished surface or the subgrade. The subgrade shall be compacted to have a 98% compacted rating. Subgrade compacting shall not be started or continued while the roadbed material is frozen, or its moisture is such that maximum practical density cannot be obtained.
- (2) **Surfacing.** The material used shall be either unwashed gravel, pit run, or crushed limestone sufficiently hard to withstand erosion and wear and containing a filler of sand, finely divided clay or limestone fines. The surface material and filler shall be graded so that it may be readily compacted, and all

materials shall pass a two inch square screen. The surfacing material shall be evenly spread over the subgrade and thoroughly blade mixed to distribute the material in a uniform layer. Immediately following final spreading and blading, all material shall be compacted for the full width of the roadway by rolling the surface with a pneumatic tired roller or smooth steel wheel roller weighing at least 3 tons. Rolling shall progress gradually from side to side toward the center, paralleling the centerline of the tract by one-half ($\frac{1}{2}$) the width of that track.

Rolling shall continue until the entire road surface is rolled and satisfactory compacting obtained, and the compacted depth of the road surfacing is at least 6 inches. Any irregularities or depressions that occur during compacting shall be corrected by loosening the material at these places and adding or removing material until the surface is smooth and uniform. The finished road surface shall have a crown of at least three-eighth ($\frac{3}{8}$) to one-half ($\frac{1}{2}$) inch per foot.

5. **Drainage**

(1) **Generally.** An adequate storm water drainage system must be provided to insure proper disposal of all surface runoff. This may include open ditches, sewers, drop inlets, cross drains, and culverts. The capacity and design of these structures shall be based upon good engineering practice. The minimum slope for an earth ditch shall be one percent (1%) and all pipes or curves shall be at least 15 inches in diameter.

(2) **Culverts.** Culverts may be an approved plastic or a galvanized corrugated metal pipe, weighing at least 12 pounds per running foot. Concrete culvert pipe shall conform to AASHTO 86 for specified diameters and strength classes. At least 12 inches of earth fill shall be maintained above any culvert or pipe under a road.

6. **Bridges.** For a bridge to be accepted by Livingston County for maintenance and ownership it shall meet the following criteria:

(1) The bridge deck width shall be at least 24 feet.

Livingston County Subdivision Regulations
ARTICLE 5. STANDARDS FOR PLAT APPROVAL

- (2) The minimum length of the bridge shall be calculated as follows:

(Bottom of stream width + 4 x opening height) x
secant of the skew angle

- (3) The bridge deck shall be concrete at least 7" thick and substantially free of cracks that are greater than are more than 1/32" wide. The bridge deck shall be crowned so that water runs off of it to the sides, and shall have either a broom or tined texture. The surface shall be substantially free of deep texture that holds water.
- (4) The live load capacity of the bridge superstructure shall be high enough to not require load posting for single lane use of an H20 (> 23 Tons) and 3S2 (> 40 Tons) truck. An H20 Truck is like a tandem axle dump truck. A 3S2 is an 18-wheeler trailer truck.
- (5) The bridge shall have a guide rail that is at least 18" tall but not more than 36" tall, painted a bright color, and marked on the ends in a manner that is easily visible to approaching traffic.
- (6) The bridge girders, pile caps, and exposed piling shall be substantially free of section loss (pitting, holes, layered rust) and painted with an industrial paint. Aluminum paint is acceptable.
- (7) The foundation of the bridge shall not have scour damage and shall be protected by rip-rap or other legal means appropriate for the situation.
- (8) The bridge approach roadways shall be either flat grade or a crest curve of sufficient length to provide a smooth approach to and departure from the bridge at 30 mph.
- (9) The back walls and wing walls shall be either concrete or steel with adequate structural reinforcement / support to hold the backfill material without evidence of overturning and sliding. Steel panels shall have a minimum thickness of 3/16".

5.3 Easements

Permanent utility easements shall be provided along roadways and in such other areas as necessary to serve the area being developed. Easements shall be located and sized to accommodate future developments. All utility easements shall be at least fifteen (15) feet wide.

5.4 Drainage Ways

Drainage easements shall be required in addition to other easements, where a plat is crossed by a water course, drainage channel, stream, or where required by the Zoning Administrator to provide adequate drainage.

All storm drainage shall comply with the requirements of the Department of Natural Resources and any applicable County regulations.

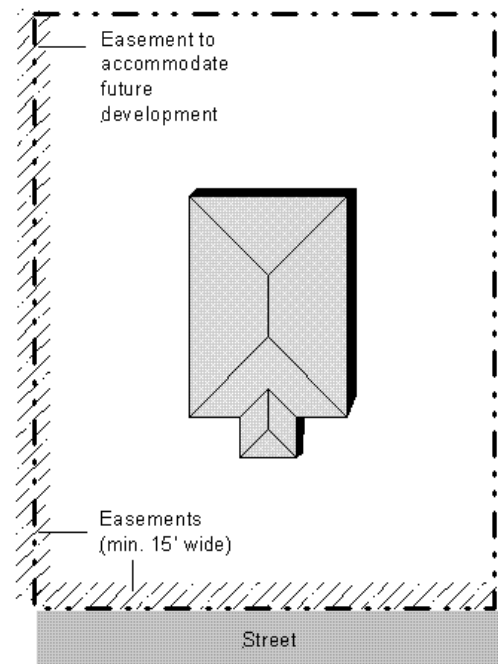


Figure 2 Easements

5.5 Reference Markers

1. All plat boundary corners and the four (4) corners of all road intersections shall be marked with permanent monuments. A permanent monument shall be a minimum of five-eighths inch by twenty-four inch steel pin, set in concrete, except the monuments at street intersections need not be set in concrete.

If conditions prohibit the placing of monuments on the line, offset marking will be permitted. However, exact offset courses and distances must be shown on the plat.

Livingston County Subdivision Regulations
ARTICLE 6. PRESUBMITTAL AND PLAT APPLICATION CHECKLISTS

2. All boundary corners shall be appropriately marked before any building permits will be issued.

5.6 Landscaping

The developer shall grade, seed and plant in a manner sufficient to avoid erosion of all landscaped strips, uncovered soil and open drainage areas.

5.7 Storm Drainage

Adequate storm drainage facilities shall be provided to prevent the collection of surface water on any road or in any low spots in the plat and to maintain a natural water course. Post development runoff from the development site shall not exceed pre-development runoff unless a maximum discharge rate has been adopted by the applicable soil conservation district and the discharge does not exceed that rate.

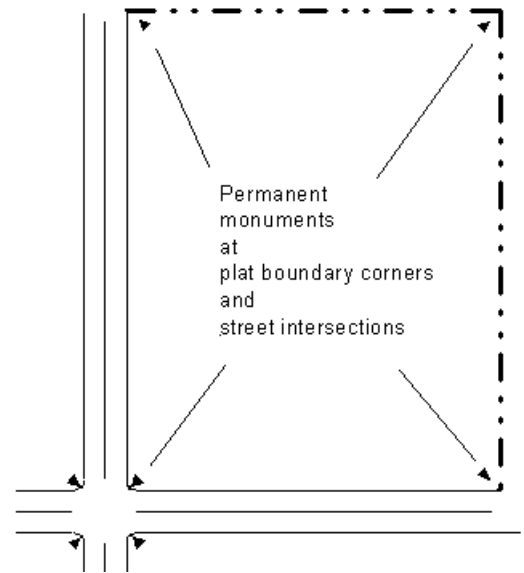


Figure 3 Monuments

5.8 Sanitary Sewers

1. If central sanitary sewer service is provided, sanitary sewers shall be installed per Department of Natural Resource specification and shall have a signed inspection form sent to the Zoning Administrator.
2. Applicants shall install dry line sewers in those areas where septic or individual sewage disposal systems are intended as an interim form of sewage treatment.
3. Where septic systems are provided, lot sizes must conform to the applicable requirements of the Missouri Department of Health pursuant to 19 CSR 20-3.060 (Minimum Construction Standards for On-Site Sewage Disposal Systems).

ARTICLE 6. PRESUBMITTAL AND PLAT APPLICATION CHECKLISTS

Applications subject to these Regulations must include the information required below. No application subject to these Regulations shall be accepted for processing unless they include the information prescribed for the particular application, the applicable processing fees, and the required number of copies.

ARTICLE 6. PRESUBMITTAL AND PLAT APPLICATION CHECKLISTS

A check mark (√) in Table 6-1 means that the information is required. A blank cell in Table 6-1 means that the information is not required.

Table 6-1 Submittal Requirements

Information	Sketch plan	Preliminary plan	Final Plat
Number of copies	1	5	5
Maximum scale (" means inches; ' means feet)	1"=200'	1"=200'	1"=100'
Sheet size (inches). If more than one (1) sheet is used they shall be numbered in sequence.	any	22 x 36	22 x 36
Drawings in ink on tracing cloth or mylar, or a neat drawing of ink quality on suitable reproducible material.			√
The name and address of the developer and applicant.	√	√	√
Name and address of the owner or owners of land to be platted.		√	√
The date of the map.		√	√
True north point and scale.		√	√
Name of the land surveyor or registered engineer preparing the plat.		√	√
The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown.			√
The name of plat in which the subdivision is located.			√
General reference to the boundaries of the subdivision	√	√	
General topographic conditions, including highest and lowest points, natural drainage ways, streams, bodies of water, and flood zones;	√	√	
Forest or wooded areas and existing buildings	√	√	
Proposed street layout with easements shown	√	√	
The name of the plat, county, state and the location and description of the plat referenced to section, range and township		√	√

Livingston County Subdivision Regulations

ARTICLE 6. PRESUBMITTAL AND PLAT APPLICATION CHECKLISTS

Information	Sketch plan	Preliminary plan	Final Plat
A certificate either (1) for release of mortgage by all parties holding title or having any title interest in the land being platted, or (2) consenting to the preparation of the plat as submitted.			√
Certificate that all taxes against the property have been paid in full.			√
The location and description of all section corners and permanent survey monuments in or near the plat, referenced with the plat boundary dimensioned in feet and decimals fractions thereof or meters with true bearings and angles dimensioned in degrees and minutes other information necessary to reproduce the plat on the ground.		√	
Contours referenced to United States Geological Survey bench marks with intervals sufficient to determine the character and topography of land to be platted but in no event shall the vertical intervals be more than ten (10) feet apart, nor required to be less than two (2) apart.		√	
The proposed location of all lot lines dimensioned in feet and decimal fractions thereof or meters.			√
The proposed location and angles of all lots and corners dimensioned in degrees and minutes.			√
The general location and type of land uses to be developed in the proposed plat shall be noted along with the existing buildings and other pertinent features.		√	
The location and width of all right-of-way for roads, easements and land reserved for any public use.		√	
The location of existing buildings.		√	
Address numbers and 911 addresses approved by the Zoning Administrator.		√	√

Livingston County Subdivision Regulations

ARTICLE 6. PRESUBMITTAL AND PLAT APPLICATION CHECKLISTS

Information	Sketch plan	Preliminary plan	Final Plat
All existing development and improvements within three (300) feet of the proposed plat, including: (1) roads, improvements or platted areas; (2) buildings; (3) utilities; (4) land use including parking lots; (5) property owner names of unplatted tracts or subdivision names and addresses; and (6) natural drainageways.		√	
Building setback lines as determined from the Zoning Order.		√	